

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

**NOVEMBER 6, 1997**

A Meeting of the Manistee City Planning Commission was held on Thursday, November 6, 1997 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Mike Fatke, Kristie Harless, John Serocki, Tony Slawinski, Roger Yoder

**MEMBERS ABSENT:** John Lakos

**OTHERS PRESENT:** Jon Rose (Community Development Officer), Denise Mikula (City Staff), R. Ben Bifoss (City Manager), Julie Beardslee (City Assessor), Ray Fortier (City Council), Lori Donnan (Administrative Assistant), Connie Rossman (News Advocate), Kendra Thompson (Thompson Architects), Greg Wood (Pastor, Methodist Church), Bill MaGuire (Chairman, Methodist Church Trustees), Dick Schoenberger (Vice President, Ramsdell Restoration Project), William Nankee (384 Second Street), Cliff Selko (390 Second Street), Nadine Nankee (384 Second Street), Kathy Johnson (364 Second Street), Dave Hoffman (Harbor Village), Kim Perrette (Heller Signs), and others.

Meeting was opened at 7:00 p.m. by Chair R. Yoder.

### **PUBLIC HEARING:**

Public hearing opened at 7:01 p.m.

The Manistee United Methodist Church has requested a Special Use Permit to allow expansion of their existing parking lot. The plan is to purchase the house located at 380 Second Street, remove it, and make the land into additional paved parking for the church. Notification has been mailed to owners of property within 300 feet of this property.

Kendra Thompson, Architect gave the background information on the planned parking lot and refurbishment of an existing garage for the storage of lawn maintenance materials. The increased parking space would allow two way traffic flow thru the lot. An existing tree will need to be removed for a curb cut onto Second Street. The Tree Commission has reviewed the tree and it has reached its maturity. The Tree Commission approves the removal of the tree for the curb cut as long as a replacement tree is planted in the vicinity.

Bill MaGuire, Chairman of the Trustees for the United Methodist Church, Pastor Greg Wood, Dick Schoenberger, Vice President of the Ramsdell Theatre Restoration Project, Kathy Johnson owner of 364 Second Street all spoke in favor of the proposed parking lot.

William and Nadine Nankee owners of 384 Second Street and Cliff Selko owner of 390 Second Street expressed their concerns of a negative impact the additional parking area would have on the neighborhood.

They expressed their concern of the parking lot being an attraction for children and the problems that creates for the neighborhood. They also noted that with the last expansion of the parking lot no buffer area was installed between the lot and the neighboring house. The Nankee's and Mr. Selko are opposed to the expansion of the parking lot.

Chairman Roger Yoder read a letter received from Dale Priester expressing his opposition to the expansion of the parking lot.

Jon Rose reported on a phone call received from Jerry Bialik who expressed his opposition to the parking lot. Mr. Rose also received a call from Ruth Zupin who expressed her support of the parking lot.

Chairman Yoder asked City Assessor Julie Beardslee her opinion of the impact the parking lot would have on the neighborhood property values. Ms. Beardslee said that she had never seen an instance exactly like this, but in similar situations there has been no effect on the market value of properties in the neighborhood.

There being no further discussion the public hearing closed at 7:40 p.m.

#### **SITE PLAN REVIEWS:**

No Site Plan Reviews on Agenda

#### **CITIZEN QUESTIONS AND CONCERNS:**

No concerns were expressed by the citizens in attendance.

#### **MINUTES:**

MOTION by Slawinski, supported by Serocki, that minutes of the October 2, 1997 meeting be approved. Motion approved unanimously.

#### **NEW BUSINESS:**

##### **Manistee United Methodist Church - Special Use Permit**

A public hearing was held earlier regarding a request from Manistee United Methodist Church for a Special Use Permit to expand their existing parking lot.

MOTION by Serocki supported by Slawinski the request for a Special Use Permit for expansion of the existing parking lot of the Manistee United Methodist Church be approved with the following conditions:

1. The City staff will review the storm water drainage in the area and the Church will comply with any additional requirements.
2. The Church will provide a berm, wall or buffer area between the parking lot and the adjoining property owner. The type of buffer will be agreed upon between the property owner and the Church.
3. The removal of the Tree will be overseen by the Tree Commission. The Tree Commission will determine the location of a replacement tree(s) paid for by the Church.

Motion passed unanimously.

### Marilyn Field - encroachment/City Property

City Assessor Julie Beardslee informed the Planning Commission of an encroachment on City owned property on Sixth Avenue. Marilyn Field's property is adjacent to property owned by the City of Manistee. A survey revealed that one of her buildings is 3.67 feet on City property.

MOTION by Harless, supported by Fatke that the Planning Commission recommend to the City Council that the City sell 14 feet of property immediately to the east of her current parcel in exchange for 3.67 feet off the west edge of her current parcel and payment of \$355.00. Motion passed with Tony Slawinski abstaining.

Due to the length of the agenda the Planning Commission will address possible uses for the City owned property on Sixth Avenue at a future worksession.

### Harbor Village

Dave Hoffman of Harbor Village requested an update to the PUD to clarify the location of signs. Mr. Hoffman brought in a site plan that shows the current locations and future locations of signs at the project. Mr. Hoffman proposes to illuminate some of the signs with a 300 watt halogen light. The Planning Commission tabled this item till November 20<sup>th</sup> so a Special Meeting could be held and an onsite visit could be made. The Special Meeting will be held at 6:00 p.m. so that the current signs can be viewed and a light could be set up to show the impact of illumination.

Mr. Hoffman also requested Site Plan approval for the Lakeshore units.

MOTION by Harless supported by Serocki that the Planning Commission approved the site plan for Lakeshore unit #7. Motion passed unanimously.

### Resolution Richard Franckowiak

A resolution has been drafted thanking former member Richard Franckowiak for his six years of service on the Planning Commission. Mr. Franckowiak opted not to reapply to the Commission in October. Chairman Yoder read a resolution that has been prepared for Mr. Franckowiak.

MOTION by Slawinski seconded by Harless that the resolution be sent thanking Richard Franckowiak for his service on the Planning Commission. Motion passed unanimously.

### Telecommunication Towers

Information has been received from Varnum, Riddering, Schmidt & Howlett regarding telecommunication towers and zoning. The memo expressed concerns over the Federal Communications Commission (FCC) attempts to preempt local zoning of cellular, radio and television towers. Due to the length of the current meeting this item will be placed on the agenda for the Special Meeting of November, 20th.

### Appointment to Zoning Board of Appeals

A member of the Planning Commission serves on the Zoning Board of Appeals. With the resignation of Duane Jones from the Planning Commission a vacancy has been created on the Zoning Board of Appeals. Chairman Roger Yoder appointed John Serocki to serve as the Planning Commission Representative on the Zoning Board of Appeal.

## Amend Agenda

Chairman Yoder asked the Commission if they would like to amend the agenda to include a request that was received on November 5, 1997 from Kim Perrette of Heller Signs for a site plan approval of the Mancino's Sign.

MOTION by Harless, supported by Fatke to amend the agenda to hear a request from Kim Perrette of Heller Signs on the agenda.

## Site Plan Review - Sign for Mancino's

Kim Perrette of Heller Signs would like site plan approval for a proposed sign for Mancino's that will replace an existing sign from the former Victorian Bakery and Deli site. Mancino's has purchased the building and plan to open up their business at this location. The existing sign used by the bakery will be removed and the existing post located closest to US-31 will be used to for the proposed sign. The proposed sign is in two sections the upper section is 5'1" x 12'1" with a 1' space between the lower section that is 3'1" x 12'1". This sign exceeds the size limitation in the proposed sign ordinance. The proposed sign meets the literal interpretation of the current standards for signs in the C-1 Zoning District.

MOTION by Fatke supported by Slawinski that the site plan to remove the existing sign, replace it with the proposed Mancino's sign and landscape around the base be approved. Motion passed unanimously.

## **OTHER COMMUNICATIONS:**

### City Update

Mr. Rose gave an update on the following projects. Tenth Street sewer separation project is going along well except for the bore. The Chamber of Commerce were successful in the West Michigan Travel Association annual award program. The Victorian Sleighbell Parade and Old Christmas weekend were judged the most effective and innovated marketing. Congratulations to the Chamber. The City has been awarded a 1.1 million dollar grant for Manistee Renaissance Park. A letter will be sent out to the Cherry Street neighbors for a meeting on the proposed Cherry Street project.

## **REPORTS:**

### D.D.A.:

Ben Bifoss spoke of the priorities the D.D.A. has set. Lori Donnan has drafted a request for proposals for the Manistee Downtown Development Authority's street scape project.

### Zoning Board of Appeals

The Zoning Board of Appeals met on Thursday, October 30, 1997 to hear a request from Jack Rengo and Edward Pizana. Mr. Rengo owns a house at 210 Fifth Avenue. Mr. Rengo had an encroachment problem with the adjoining neighbors and a variance is required for a lot split and combination needed to correct the problem. Mr. Edward Pizana who owns a house at 126 Hancock Street requested a reduction of the side-yard-set-back to two feet to allow construction of a stairway for second floor access. Both variances were approved.

Historic Overlay Review Committee

No meeting

Joint City Review/Ordinance Committee

No meeting.

**WORKSESSION:**

A special meeting has been scheduled for November 20, 1997 at 6:00 p.m. in the Council Chambers.

**ADJOURNMENT:**

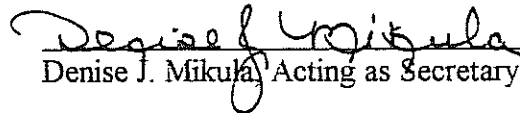
Slawinski requested an excused absence from the Planning Commission for the next 150 days.

MOTION by Harless, supported by Fatke to excuse Slawinski for the next 150 days. Motion passed unanimously.

MOTION by Slawinski, supported by Harless that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 8:40 p.m.

MANISTEE PLANNING COMMISSION

  
Denise J. Mikula, Acting as Secretary

